

**Minutes of Planning Commission Meeting
Held Monday, April 23, 2018, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order at 7:00 P.M. by Board Member Greg Sutton.

Roll Call

Chairman: Greg Sutton

Board Members: Bill Callan David Dahl Georgette Dumont Britton Sanders

Alternates: Jason Lee (*absent*) Margo Moehring (*absent*)

Also present were Senior Planner Heather Ireland, and City Clerk Laurie Scott.

Approval of Minutes

It was moved by Ms. Dumont, seconded by Mr. Dahl, and passed unanimously, to approve the following minutes:

- March 12, 2018
- March 26, 2018

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

(A) **PC#9-18** Redevelopment District: RD Zoning Amendment

Redevelopment District: RD Rezoning Amendment Approval to amend RD Rezoning Ordinance No. 2008-7951 for property located at the southeast corner of Beach Boulevard and South 3rd Street, providing a new project narrative and site plan, for a new proposed hotel use. (*Element Hotel*).

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the southeast corner of Beach Boulevard and A1A / 3rd Street South, and is currently vacant. The site was most recently occupied by a gasoline service station (Texaco). In 1994 the applicant applied to rezone the subject property to *Redevelopment District: RD* zoning in order to construct a five-story office and retail center. That project was never completed, and in 2008, the applicant applied to amend the RD zoning to develop a hotel project. The hotel was also never constructed due to the downturn in the economy.

The actual amendment to the existing RD ordinance consists of the approval of a new project narrative and site plan for a proposed *Element Hotel*. The hotel would be approximately 10,000 square feet, three stories (35 feet), and would have 80 rooms with a mix of open and covered ground level parking. Vehicular access to the property will be from 2nd Street only. The applicant also proposes to share use of the existing alley on the south side of the property with

the adjacent property, McDonald's. The hotel would also have limited food service and other guest amenities. The anticipated construction start date is October 2018. The proposed site plan provided with the application shows the building footprint and required parking. The proposed hotel project is consistent with the City's Comprehensive Plan and Land Development Code, and furthers the objectives of the Downtown Community Redevelopment Plan.

Adjacent uses include McDonald's to the south, the parking lot for Joe's Crab Shack to the east, *Walgreens* to the north and *Burrito Gallery* to the west. Redevelopment of the subject property as proposed in the *RD* zoning amendment application would have a positive impact on adjacent properties and would have a positive effect on the visual character of the surrounding area and the "entrance" to the City. The proposed project should not negatively impact adjacent properties.

Agent:

Ed Goodson, 10175 Parkway, Suite 402, Jacksonville, FL 32256. Mr. Sanders asked about which level the parking would be on. Mr. Goodson stated parking will be on the ground level, partially covered under the hotel structure.

Public Hearing:

The following person spoke in favor of the application:

- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach, FL 32550

Mr. Sutton closed the public meeting.

Discussion:

Ms. Dumont asked how they could make the statement you have arrived in Jacksonville Beach. Mr. Goodson referred to the owner Sunl Bhikha.

Owner:

Sunny Bhikha, 3608 Marsh Court, Jacksonville, explained the Element Hotel is by Westin, which requires them to follow specific landscape and planning. They are working very hard with Westin to stay true to their specs and at the same time be cognizant of what we are all trying to achieve here.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve PC#9-18 *Redevelopment District: RD Zoning Amendment.*

Roll call vote: Ayes - Bill Callan, David Dahl, Georgette Dumont, Britton Sanders, and Greg Sutton.
The motion passed unanimously.

(B) PC#10-18 122 South 9th Street

Concept Plat Approval for a proposed six-unit, fee-simple townhouse development for property located in a *Residential, multi-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the northwest corner of 9th Street South and 2nd Avenue South and is currently vacant. The applicant is proposing to develop the vacant residential property with a six-unit, fee-simple townhouse project, and subdivide it into six new residential

townhouse lots. Each of the lots shown on the proposed concept plat exceeds the minimum lot size and street frontage standards for townhouse lots in *RM-1* zoning districts.

Adjacent uses include single-family directly to the west, single- and multiple-family to the north, single-family, multiple-family and a church to the east, and single- and multiple-family to the south. The subdivision of the subject property into six fee-simple townhouse lots is consistent with similar townhouse developments in *RM-1* zoning districts.

Applicant:

David Palaj, 12480 Arrowleaf Lane, Jacksonville, was present. Mr. Callan asked if each unit would have a garage. Mr. Palaj stated each townhouse would have a single car garage and clarified the property is currently vacant.

Public Hearing:

The following people spoke in opposition to the agenda item:

- Shandy Thompson, 522 South 3rd Avenue, Jacksonville Beach
- Tony Komarek, 533 South 11th Avenue, Jacksonville Beach
- Sam Thomas, 2249 South Beach Parkway, Jacksonville Beach

Mr. Sutton closed the public hearing.

Discussion:

The applicant stated the reason for subdividing the property to a fee-simple townhome structure is to avoid renters and draw in homeowners. Mr. Palaj stated that if the concept plat application was denied, they would build an eight (8) unit, three-story apartment on the property instead under current zoning.

To complete the proposed project, no variances would be needed due to 5-foot setbacks on the driveways. In regards to the 100-foot-long building, Mr. Palaj stated the building would be long no matter what is built on the property and the option was chosen because it would present the least negative impact on the area. Each parcel provides parking that complies with building code requirements to provide sufficient parking for each unit and the bus stop has 10-foot city right-of-way and there is a 20-foot setback from that area.

Mr. Sutton added that no one has control over whether the units are occupied by the owner or rented out after they are sold.

Ms. Dumont reviewed her concerns, stating a six-plex is not compatible with the surrounding land uses and it should be compatible with the surrounding land use and the closeness of the school and residents having to back out onto the road.

Mr. Palaj reviewed the site alternatives should the concept plat approval fail, adding that the parking and garages of an apartment project would be the same as the current townhome layout. Out of both options, the six-unit townhomes would have the least impact on the area.

A discussion ensued regarding the parking layout and the traffic safety issue of the various project layouts.

Ms. Ireland stated that if the applicant built exactly what is proposed, whether they are fee-simple condos, the code states that single-family or townhouses, they can back up into the

right-of-way. She added no other configurations for the property have been submitted to determine if the alternatives discussed would meet the requirements of the code.

Mr. Dahl asked staff if it was possible to move from a fee simple townhome to a condo style and meet the parking requirements.

Ms. Ireland responded from a density perspective, yes, but it has not been shown on paper if the applicant would meet the other requirements parking, landscaping, and lot coverage. The requirements are layout dependent.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to deny PC#10-18 Concept Plat Application.

Roll call vote: Ayes - David Dahl, Georgette Dumont, Britton Sanders, and Bill Callan.
Nays - Greg Sutton
The motion was denied with a 4-1 vote.

(C) **PC#11-18** 217 North 18th Avenue

Conditional Use Approval for a multiple-family residential use located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the north side of 18th Avenue North, between 2nd and 3rd Streets North, and contains a nonconforming single-family home constructed in 1938. The owners wish to elevate the existing building and add a unit onto the first floor, creating a multiple-family use of the property. The applicant was informed by staff that conditional use approval would be required for a multi-family use in a C-1 zoning district.

Adjacent uses include office to the west, multi- and single-family to the north and east, and multi-family and office to the south. The proposed multi-family use of the subject property as multi-family is consistent with the mixed-use character of the surrounding area and should not negatively impact adjacent properties.

Applicant:

Scott Glawe, 217 N 18th Avenue, Jacksonville Beach, was present. Ms. Dumont asked Mr. Glawe to clarify why he is not just adding to the top of the existing structure instead of adding a new unit underneath. Mr. Glawe explained the current house is on stilts and it needs the foundation redone for more support. He wants to preserve the history of his current home from the 1930's instead of tearing it down as so many others in the neighborhood.

Public Hearing:

There was no one from the public present to speak about the application.

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Mr. Dahl and seconded by Ms. Dumont, to approve PC#11-18 Conditional Use Application.

Roll call vote: Ayes - Georgette Dumont, Britton Sanders, Greg Sutton, Bill Callan, and David Dahl.

The motion was approved unanimously.

(D) PC#12-18 216 S 1st Street

Conditional Use Approval for a single-family residential use located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the west side of 1st Street South between 2nd and 3rd Avenues South, and currently contains a nonconforming single-family dwelling constructed in 1941. The applicant plans to purchase the property and is proposing to rebuild a new single-family dwelling on the same footprint as the existing house. The agent for the applicant was informed by staff that conditional use approval would be required for the proposed single-family use in *Residential, multiple-family: RM-2* zoning.

Adjacent uses include multi-family residential to the north, south, and west, and oceanfront residential condominiums to the east. The proposed continued use of single-family residential represents a reasonable use of the subject property, as opposed to a multi-family use, and should not negatively impact adjacent properties.

Agent:

Scott Gay, 3948 South 3rd Street #291, Jacksonville Beach

Public Hearing:

- Shandy Thompson, 522 Sout 3rd Avenue, Jacksonville Beach, spoke in favor of the application.

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve the Conditional Use Application.

Roll call vote: Ayes - Britton Sanders, Greg Sutton, Bill Callan, David Dahl, and Georgette Dumont.

The motion was approved unanimously.

PLANNING & DEVELOPMENT DIRECTOR'S REPORT

Ms. Ireland noted the next meeting is scheduled for Tuesday, May 29, 2018.

ADJOURNMENT

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:50 P.M.

Submitted by: Paula Emminger

Approval:

A handwritten signature in blue ink, appearing to read "Paul Sutton", written over a horizontal line. The signature is stylized and cursive.

Chairman:

25 Jun 18

Date: